

**MINUTES OF THE CITY OF LAS VEGAS CITY COUNCIL SPECIAL MEETING HELD ON TUESDAY, JULY 26, 2016 AT 11:00 A.M. IN THE CITY OF LAS VEGAS COUNCIL CHAMBERS**

**MAYOR:** Tonita Gurule-Giroń

**COUNCILORS:** David L. Romero  
Vincent Howell  
David A. Ulibarri, Jr.  
Barbara A. Casey

**ALSO PRESENT:** Richard Trujillo – City Manager  
Casandra Fresquez – City Clerk  
H. Chico Gallegos – City Attorney- Absent  
Danelle Smith – Acting City Attorney  
Juan Montano – Sergeant At Arms

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

Councilor Casey prayed for guidance in the work they do for the city and thanked God for the people who work with them in order to provide better services for the community.

**APPROVAL OF AGENDA**

Councilor Howell made a motion to approve the agenda as is. Councilor Romero seconded the motion.

Mayor Gurule-Giroń asked for roll call. Roll Call Vote was taken and reflected the following:

Barbara A. Casey	Yes	David L. Romero	Yes
Vincent Howell	Yes	David A. Ulibarri, Jr.	Yes

City Clerk Fresquez re-read the motion and advised the motion carried.

## **PUBLIC INPUT**

Bob Wessely wanted to apologize for his public comment the day prior during Public Input and stated that he did not intend any disrespect towards Mayor Gurule-Giroń or Council. Mr. Wessely stated that he was wrong to allege that the twelve concerns mentioned added up to a deliberate policy of non transparency.

Mr. Wessely also spoke on his concerns regarding negotiations for the Recreation Center and stated that cost issues may have been resolved for the proposed contract. Mr. Wessely advised that Council should eliminate negative messages to the community and consider drinking tap water and to do away with the extra cost of purchasing bottled water. Mr. Wessely complimented the tourist guide titled "Trail Guide" that was available for tourist information.

## **BUSINESS ITEMS**

1. Approval/Disapproval to award Bid #2016-28 to Cross Connection Inc. to complete the Abe Montoya Recreation Center Renovation Project.

Recreation Department Director Pam Marrujo advised that the City of Las Vegas had negotiated with Cross Connection Inc. and was ready to award the bid and enter into contract with this company to complete the Abe Montoya Recreation Center Renovation Project and added that the letter of recommendation from WH Pacific to move forward with Cross Connection Inc. was provided.

Recreation Department Director Marrujo recognized Ross and Michael Sanchez representing Cross Connection Inc. and advised that at the last Council meeting held on July 20, 2016, she had requested permission to move forward with the

project with Cross Connection Inc. and did so on July 21, 2016, discussing ideas and concerns with WH Pacific architect and Cross Connection Inc.

Recreation Department Director Marrujo informed that as large costs savings, they negotiated to eliminate the slide and stairwell and come back to that at a later time and added that Cross Connection negotiated with their sub contractors, providing the Metal Roof Replacement at no additional cost.

Recreation Department Director Marrujo informed that there were additional deductions which included \$27,000.00 for the girder and the deduction of \$30,000.00 for the painting.

Recreation Department Director Marrujo advised that additional negotiations took place regarding the Boiler Replacement and brought the cost down from \$167,000.00 to \$100,000.00 and informed that Cross Connection Inc. was willing to do the entire project for the total amount of \$4,230,038.00.

Recreation Department Director Marrujo gave a brief overview of the outline project analysis which included:

• <i>Base Bid</i>	<i>\$4,237,0387</i>
• <i>Contingency</i>	<i>\$50,000</i>
<i>Total</i>	<u><i>\$4,287,038</i></u>
• <i>Alternate #1-Boiler Replacement</i>	<i>\$167,908</i>
• <i>Alternate #2-Metal Roof Replacement</i>	<i>\$283,562</i>
<i>Total with Contingency and Alternates</i>	<u><i>\$4,738,508</i></u>
<i>Base Bid</i>	<i>\$4,287,038</i>
<i>Slide</i>	<i>-\$100,000</i>
<i>Girder</i>	<i>-\$27,000</i>
<i>Painting</i>	<i>-\$30,000</i>
<i>Alternate #1</i>	<i>+\$100,000 (this is a discounted price compare to above)</i>
<b><i>Total</i></b>	<b><u><i>\$4,230,038</i></u>      <i>This includes Alternate #2 at NO ADDITIONAL COST</i></b>

Recreation Department Director Marrujo discussed several positive aspects in rewarding the project to Cross Connection Inc. which included:

- Purchase materials locally, as long as prices are competitive
- Hire local laborers
- Local Electrician hired (Electric Horseman Inc.)
- Spend money locally (Hotels, Stores and Restaurants)
- Renting storage locally, renting trash containers from Solid Waste Dept.
- Purchasing concrete locally

Recreation Department Director Marrujo advised that the roof would have a 20 year warranty and stated that the company agreed to put a maintenance program in place and added that Cross Connection Inc. was well qualified for the project due to working on various projects at Los Alamos National Labs regarding temperature control and de-humidification systems.

Recreation Department Director Marrujo informed that she and City Manager Trujillo had met with Max Baca from New Mexico Highlands University to discuss options of temporarily using the Archuleta Fitness Center and have agreed to let the City utilize the facility while the recreation center was closed. Ms. Marrujo advised that they had also agreed to the use of the racquetball courts at Wilson Complex and to move the spin bikes there as well. Ms. Marrujo informed that they have listened to the concerns of the Recreation Department and wanted to address them and provide a facility to members while the center was closed.

Councilor Romero asked for a list of materials that would be used on the Recreation Department Rehabilitation Project.

Mr. Sanchez with Cross Connection Inc. advised that a list of all materials that would be used on the Recreation Center project could be found in the specifications manual. Mr. Sanchez informed that the roofing sub-contractor suggested cutting corners which would have compromised the project therefore was replaced with an alternate to allow replacing the roof with no additional cost. Mr. Sanchez advised that Cross Connection Inc. would not have accepted the project with the cuts and cutting corners, as it would not result in a quality project for the City.

Recreation Department Director Marrujo advised that she would provide specification books for Mayor and Council.

Councilor Casey asked if the lap lanes would remain and asked how long it would take to complete the project.

Recreation Department Director Marrujo and Mr. Sanchez informed that the pool would stay as is and that the project could take up to nine months but stated that they would do their best to speed up the process if possible. Mr. Sanchez advised there was a proposal in the works regarding members safely utilizing the weight room.

Councilor Casey thanked Mr. Sanchez for working with Ms. Marrujo and the City to being open to re-negotiating the price in order to help the City since the Recreation Center was a very important part of the community.

Mr. Sanchez informed that they understood, coming from a small community also and added that they knew the importance of family; he stated that they take a lot of pride in their work and are looking forward to continue working in this municipality and with the colleges as well.

Councilor Howell thanked Mr. Sanchez for their assistance in re-negotiating to help the City's budget and asked for the original budget total.

Finance Director Gallegos advised that the original budget total was 4.1 million which consisted of Legislative Appropriation, funds that were set aside (about 1 million dollars) and a 2.5 million dollar NMFA loan although informed that other funds were being assessed in order to meet costs.

Discussion took place on Cross Connection Inc. hiring local laborers and spending money locally.

Councilor Ulibarri, Jr. had questions concerning scrap metal and asked if it would be taken by the contractor or if it would be accessible to the City.

Mr. Sanchez advised that if the company had to haul it out, they would take it and recycle though he informed if the City wanted to reclaim the material, they needed to supply a list of what was wanted.

Councilor Ulibarri, Jr. added that the community had been waiting for a few years for the project to take place and was pleased that Cross Connection Inc. took on the Recreation Center project.

Councilor Howell asked when the Recreation Department project would start.

Recreation Department Director Marrujo explained that a definite date would not be available until sometime after Cross Connection Inc. would receive the notice to proceed.

Councilor Howell had a question regarding the issue of change orders occurring at the time of the project.

Recreation Department Director Marrujo informed that Cross Connection Inc. did not like to apply change orders, liked to keep costs to the project amount and advised that part of the agreement stated that they agreed to cover all minor unknown conditions that may be encountered, without added costs.

Mr. Sanchez advised that contingency was included in the agreement and added that they would likely run into many unknown conditions although stated that they would take them on with minimal change orders.

Discussion took place regarding the hiring of General Laborers to work on the Recreation Department Rehabilitation Project.

Mayor Gurule-Giroń gave City Manager Trujillo a directive to follow-up with the New Mexico Workforce Connection to research the Labor force in that area.

Councilor Casey made a motion to approve to award Bid #2016-28 to Cross Connection Inc. to complete the Abe Montoya Recreation Center Renovation Project. Councilor Romero seconded the motion. Mayor Gurule-Giroń asked for roll call. Roll Call Vote was taken and reflected the following:

Vincent Howell	Yes	David A. Ulibarri, Jr.	Yes
Barbara A. Casey	Yes	David L. Romero	Yes

City Clerk Fresquez re-read the motion and advised the motion carried.

Mayor Gurule-Giroń thanked Recreation Department Director Marrujo, Finance Director Gallegos and City Manager Trujillo for working diligently on moving the rehabilitation project forward. Mayor Gurule-Giroń added there had been a lot of negative feedback although had faith in the team, and in all the contractors as well.

**EXECUTIVE SESSION**

City Manager Trujillo advised there was no need for Executive Session.

**ADJOURN**

Councilor Casey made a motion to adjourn. Councilor Ulibarri, Jr. seconded the motion. Mayor Gurule-Giroń asked for roll call. Roll Call Vote was taken and reflected the following:

Barbara A. Casey	Yes	David L. Romero	Yes
Vincent Howell	Yes	David A. Ulibarri, Jr.	Yes

City Clerk Fresquez re-read the motion and advised the motion carried.

  
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 Mayor Tonita Gurule-Giroń

ATTEST:  
  
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 Casandra Fresquez, City Clerk